

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		VALENTINE RD, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:
Owner 1: SHIN KYUNG IM &				
Owner 2: SHIN YOUNG SIK				
Owner 3:				
Street 1: 74 VALENTINE ROAD				
Street 2:				
Twn/City: ARLINGTON				
St/Prov: MA		Cntry	Own Occ: Y	
Postal: 02476			Type:	

PREVIOUS OWNER

Owner 1:	SHIN IM KYUNG/TRUSTEE -		
Owner 2:	SA LANG REALTY TRUST -		
Street 1:	74 VALENTINE ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20797	Total SF/SM:	9059
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9059.000	279,800		484,200	764,000
Total Card	0.208	279,800		484,200	764,000
Total Parcel	0.208	279,800		484,200	764,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		612.18	/Parcel: 612.18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,800	0	9,059.	484,200	764,000		Year end	12/23/2021
2021	101	FV	269,500	0	9,059.	484,200	753,700		Year End Roll	12/10/2020
2020	101	FV	269,500	0	9,059.	484,200	753,700	753,700	Year End Roll	12/18/2019
2019	101	FV	230,000	0	9,059.	484,200	714,200	714,200	Year End Roll	1/3/2019
2018	101	FV	233,200	0	9,059.	408,100	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	233,200	0	9,059.	373,600	606,800	606,800	Year End Roll	1/3/2017
2016	101	FV	233,200	0	9,059.	318,200	551,400	551,400	Year End	1/4/2016
2015	101	FV	228,200	0	9,059.	276,700	504,900	504,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
10/25/2008	Meas/Inspect	345	PATRIOT
4/24/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/23/1993		AJS	

Sign:
VERIFICATION OF VISIT NOT DATA
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	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
241						484,200	

484,241	Spl Credit	Total:	484,200
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APPRAISED:	764,000 /	764,000
USE VALUE:	764,000 /	764,000
ASSESSED:	764,000 /	764,000



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	120899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

